

CITY ORDINANCE NO. CO-032-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0005 4000 BLOCK MOSS STREET, 200-300 BLOCK MARYVIEW FARM ROAD REZONING, LOCATED GENERALLY NORTH OF MARYVIEW FARM ROAD, WEST OF ALLEE DES CHENES, AND SOUTH OF ACORN DRIVE; REZONING THE SUBJECT PROPERTIES FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO RS-2 (RESIDENTIAL SINGLE-FAMILY)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2021-0005 4000 Block Moss Street, 200-300 Block Maryview Farm Road Rezoning, located generally north of Maryview Farm Road, west of Allee des Chenes, and south of Acorn Drive, rezoning the subject properties from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family); the said tracts being shown and identified on a map entitled, "A Rezoning Plat of Tracts 1, Plot 1, and Plot 2 for Cottage Developers, located in Section 104 T-9-S, R-5-E, Section 105 T-9-S, R-5-E, Section 50 T-9-S, R-5-E, City of Lafayette, Lafayette Parish" prepared by Barry J. Bleichner, PE, PLS, LLC, dated January 11, 2021, a copy of which is attached hereto and made a part hereof.

SECTION 2: The property herein rezoned is subject to the following conditions:

1. Residential lot sizes will be a minimum of 5,000 sf.
2. Residential lot frontages will be a minimum of 50 ft. (with the exception of wedge lots).
3. The residential lots on the northern boundary, east of Mary Ann Drive, will have a minimum frontage of 60 ft.

SECTION 3: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall become effective upon signature of the Lafayette Mayor-President, the elapse of ten (10) days after receipt by the Lafayette Mayor-President without signature or veto, or upon an override of a veto, whichever occurs first.

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**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

FROM: Lafayette Zoning Commission and Development and Planning Department

SUBJ: ZON2021-0005 4000 Block Moss Street, 200-300 Block Maryview Farm Road
Rezoning

PETITIONER: Cottage Developers, LLC

DATE PETITION FILED: January 7, 2021

DATE OF PUBLIC HEARING: February 22, 2021

DATES OF PUBLICATIONS: February 7, 2021
February 17, 2021
February 21, 2021

DATE OF ZONING COMMISSION RECOMMENDATION: February 22, 2021

RECOMMENDATION: Approve the ordinance that would rezone properties from RS-1
(Residential Single-Family) to RS-2 (Residential Single-Family).

Motion:	Green
Second:	Doise
Vote:	5-0-0-0
Ayes:	Hebert, Doise, Dural, Green, Pritchard
Nays:	None
Absent:	None
Abstain:	None

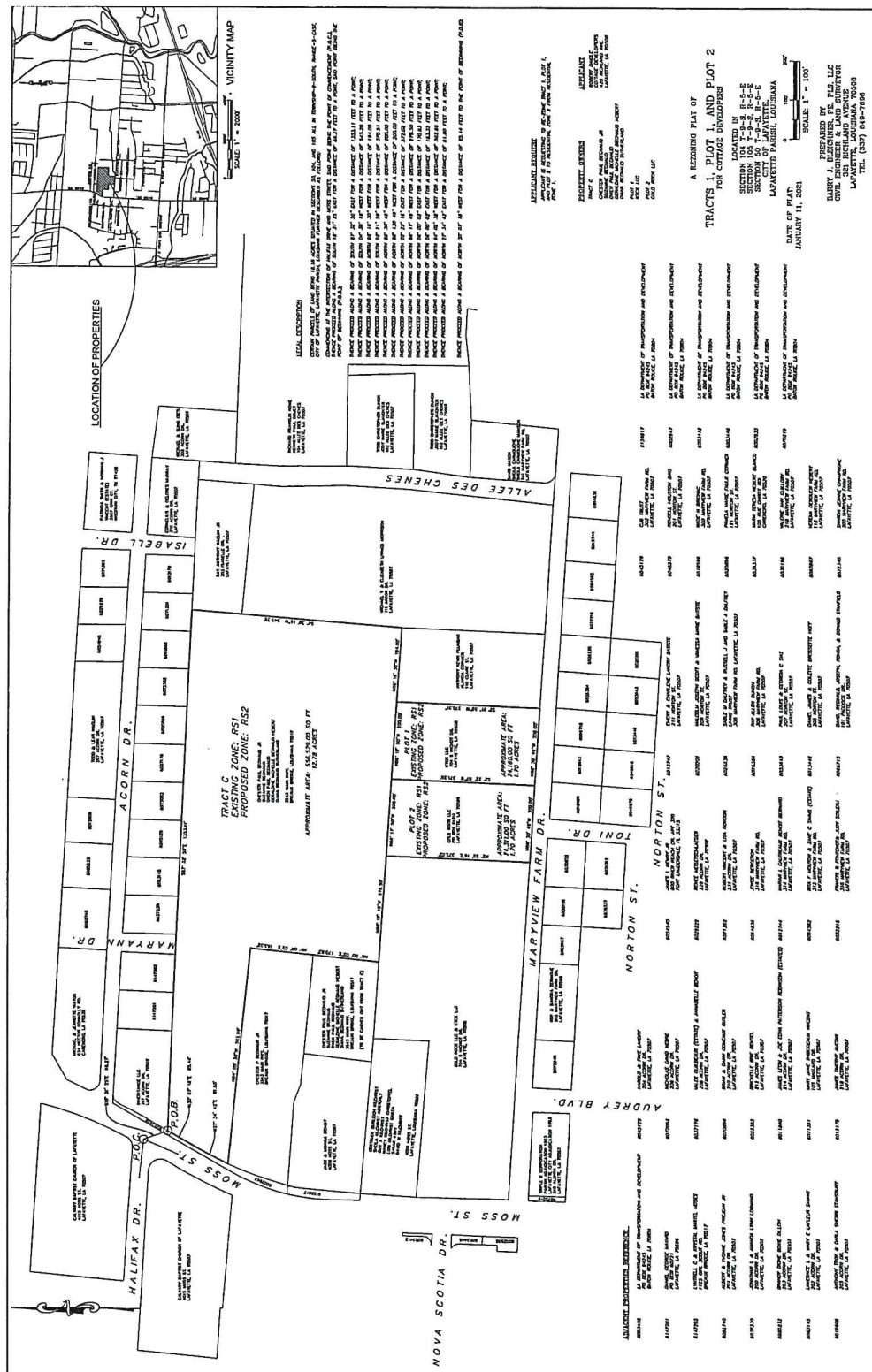
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning
Commission Recommendation

Sincerely,



Mary Sliman, Director
Development and Planning Department



Zoning Commission

Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 1/14/2021
Amended 2/23/2021

ZON2021-0005

City Council District: 1 – Patrick Lewis

Parish Council District: 1 – Bryan Tabor

Applicant: Cottage Developers, LLC

Request: This is a request for a rezoning of a property from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family).

Location: 4000 Block Moss Street & 200-300 Block Maryview Farm Road

Summary of Proposal:

The purpose of this proposal is to allow the rezoning of two plots and one tract from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family). The purpose of this rezoning is to build a new single-family residential development with smaller lots as required in RS-1. The total number of residential lots is 70. The applicant has asked for relief from the requirement for alley access, 89-9(b)(4).

Recommendation:

Staff recommends approval of the request to rezone this property from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family). The applicant has requested relief from the requirement for alley access as per the conditions for zoning district RS-2. The Administrator is agreeable to that because the frontages are a minimum of fifty feet and the Lafayette Development Code provides administrative relief if driveways are "feasible and aesthetically appropriate". Staff is recommending the following conditions:

1. Residential lot sizes will be a minimum of 5,000 sf.
2. Residential lot frontages will be a minimum of 50 ft. (with the exception of wedge lots).
3. The residential lots on the northern boundary, east of Mary Ann Drive, will have a minimum frontage of 60 ft.

Reasons for Recommendation: The area around the subject property is predominately single family homes, undeveloped land with a mix of commercial uses along Moss St. Smaller lots are increasingly more desirable as household sizes and preferences have changed. It should be noted that the minimum

allowed in RS-2 is 4,000 sq. ft. The applicant is not asking for the allowed density as all lots will range between 5000-6000 square feet. With access on both a major and minor arterial road the additional density of smaller lots can be accommodated.

Summary of Public Comment: At the time of publication of the preliminary report, staff has received two calls in support, one against, and two neutral or undecided. The first caller was in favor of single-family residential, not multi-family apartments. We've had several callers just wanting to know about the project, but are not sure they know their reaction yet.

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 2

Opposition: 0

Neutral: 2

Public Comment during the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Zoning Commission Meeting

February 22, 2021

ZON2021-0005

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 1 – Patrick Lewis

Parish Council District: 1 – Bryan Tabor

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Cottage Developers, LLC

Request: This is a request for a rezoning from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family).

Location: 4000 Block Moss Street & 200-300 Block Maryview Farm Road

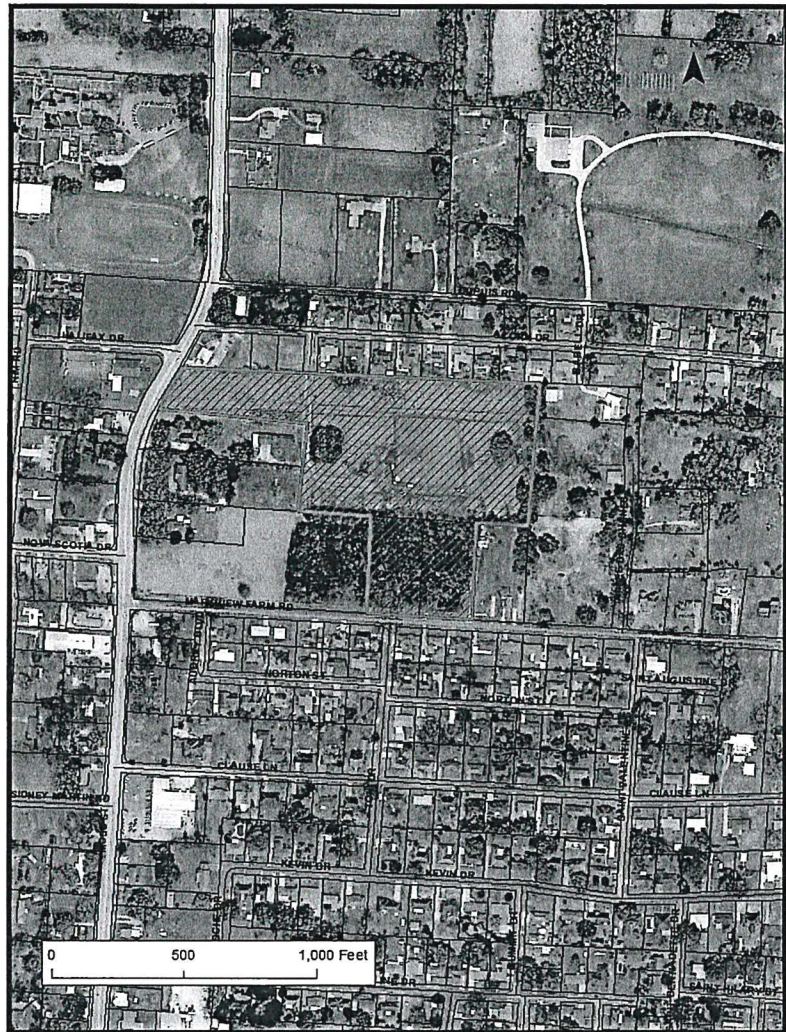
Description: The property is located generally north of Maryview Farm Road, west of Allee des Chenes, and south of Acorn Drive. The subject property is approximately 16.44 acres, consisting of:

Plot 1	–	1.78 acres
Plot 2	–	1.78 acres
Tract C	–	12.88 acres
Total	–	16.44 acres

Why is Zoning Commission action required?

The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. In order to obtain a certificate of occupancy, building permit or to subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that can be generally categorized by agricultural, residential, mixed-use, commercial and industrial land uses. Each zoning district has a set of permitted and/or conditional uses.



Subject Property Map



Vicinity Map

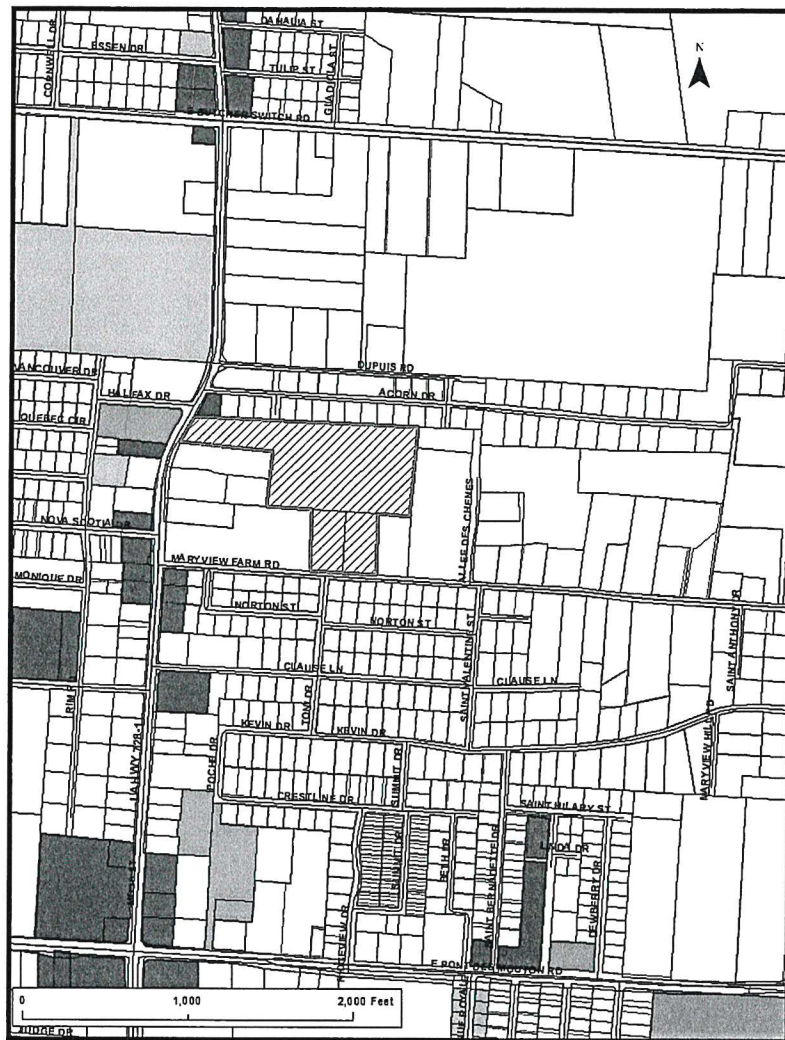
II. ANALYSIS

A. Existing conditions



Zoning Map of the area surrounding the petitioned site

The subject property is currently zoned RS-1 (Residential Single-Family). The surrounding areas are almost all RS-1 (Residential Single-Family), with the exception of CM-1 (Commercial Mixed) zoning districts following Moss Street. CH (Commercial-Heavy), CM-1, and MN-1 (Mixed-Use Neighborhood) zoning districts follow East Pont des Mouton Road south of the subject property.



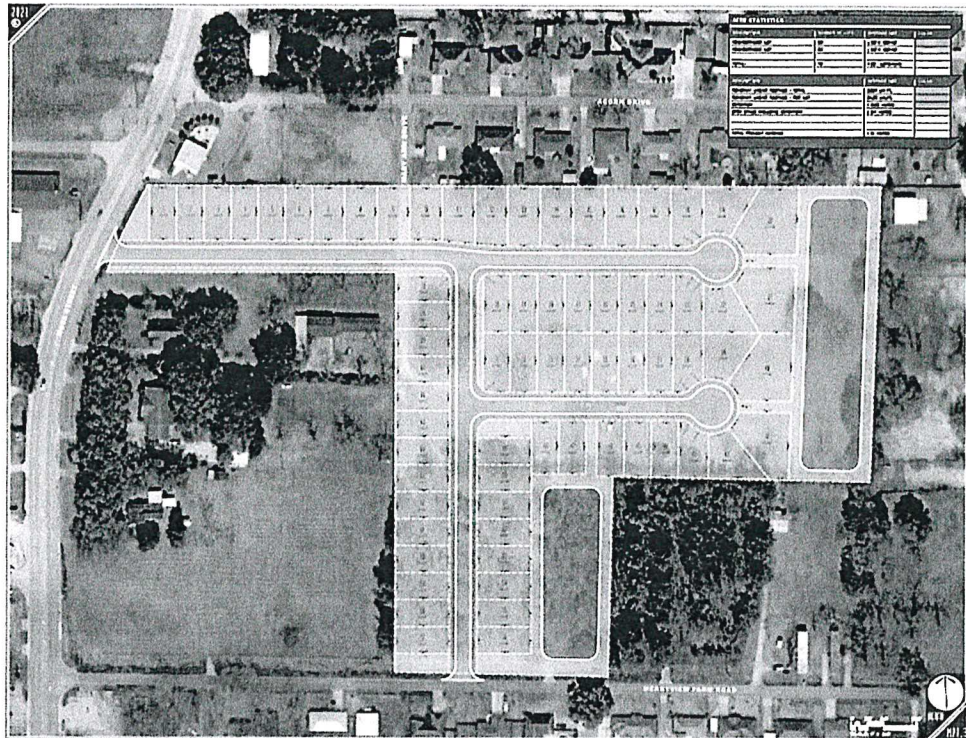
Land uses surrounding the petitioned site

The subject property is currently undeveloped, except for a baseball field with two covered areas for dug-outs. The land uses around the subject property have a large amount of residential use, with commercial properties along Moss Street and East Pont des Mouton Road. A plat was just approved for five townhomes on Mary Ann Dr. adjacent to the subject property. There are several churches, two schools, apartments, automobile repair and sales, restaurants, a beauty shop, a retirement center and a doctor's office in the vicinity of the subject property.



Street Classification and Sidewalk Inventory Map

The subject property has access to two roads: Moss Street, a minor arterial, and Maryview Farm Road, a minor collector. There is a sidewalk system along Moss Street but not much elsewhere. The developer will be required to install sidewalks within the development for its residents.



Master Plan - Lot locations and layout

B. Recent cases and relevant trends

There was a case physically close to the subject property in 2018 (**ZON2018-0025, 3906 Moss Street Rezoning**). This case was to rezone a property at 3906 Moss Street, within the CM-1(Commercial Mixed) zoning district corridor on Moss Street, to CH (Commercial-Heavy) in order to revive an automobile sales business. This proposal did not get approved as CM-1 is the preferred zoning district for this section of the Moss Street Corridor. The approved uses of CM-1 are more desirable (less intense) than the approved uses for CH (more intense).

There were two recent cases on nearby East Pont des Mouton Road (**ZON2020-0005, 1101 East Pont des Mouton Road**, and **ZON2021-0003 600-700 Block East Pont des Mouton Road**). They were both cases to rezone a RS-1 (Residential Single Family) zoning district to MN-1 (Mixed-Use Neighborhood). East Pont des Mouton Road is no longer a small local road but has become a 4 lane divided highway, which makes a residential property fronting the road less desirable.

RS-1 and RS-2 are used in single-family developments, where the development consistent with the single family surrounding the subject property. The subject property is internal with limited frontage on Moss St.

C. Purpose of rezoning and effect on adjacent land uses

The "RS" districts implement the Residential future land use category of PlanLafayette by providing for detached, single family neighborhoods. The dimensional standards can surely accommodate a variety of styles and densities. A RS-2 zoning district allows smaller residential lots. The subject property will have access to a minor arterial and a minor collector to distribute the traffic.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

N/A.

There was a mistake in the original zoning map or text.

N/A.

The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.

N/A.

The proposed amendment benefits the citizens of Lafayette as a whole.

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. The area surrounding 4000 Moss Street and the 200-300 block of Maryview Farm Road is mostly residential land use.



RECEIVED

FEB 23 2021

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Development and Planning Department
Office of the Director (Route 9010)

TO: Cydra Wingerter **DATE:** February 23, 2021

FROM: Mary Sliman

SUBJECT: Case No. ZON2021-0005
4000 Block Moss Street 300 Block Maryview Farm Road Rezoning

The attached ordinance would rezone, from a RS-1 (Residential Single-Family) to a RS-2 (Residential Single-Family), properties located generally north of Maryview Farm Road, west of Allee des Chenes, and south of Acorn Drive.

The Zoning Commission, at its Monday, February 22, 2021, meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, March 9, 2021, with Final Adoption Tuesday, March 23, 2021.

Please call if you have any questions or require additional information in this matter.

A handwritten signature in cursive script, reading 'Mary Sliman', positioned above a horizontal line.

Mary Sliman
Director

LAFAYETTE CITY COUNCIL MEETING

ZONING AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would rezone properties located generally north of Maryview Farm Road, west of Allee des Chenes, and south of Acorn Drive.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: March 9, 2021
 - B. FINAL ADOPTION: March 23, 2021
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover Memo from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Zoning Commission Recommendation of Action (1 page)
 - D. Ordinance (1 page)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (10 pages)
- 5) **FISCAL IMPACT:**
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
☒ No Fiscal Impact

RECOMMENDED BY:



MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-032-2021

1. This ordinance was introduced: Final disposition by Council:
March 9, 2021 _____, 2021
YEAS: Lewis, Naquin, YEAS:
Hebert, Cook, Lazard
NAYS: None NAYS:
ABSENT: None ABSENT:
ABSTAIN: None ABSTAIN:
2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on March 12, 2021.
3. This ordinance was presented to the Mayor-President for approval on _____, 2021, at _____ o'clock ____m.

CLERK OF THE COUNCIL

4. Disposition by Mayor-President:
I hereby:
A. Approve this ordinance, the _____ day of _____, 2021, at _____ o'clock ____m.
B. Veto this ordinance, the _____ day of _____, 2021, at _____ o'clock ____m., veto message is attached.
C. Line item veto certain items this _____ day of _____, 2021, at _____ o'clock ____m., veto message is attached.

MAYOR-PRESIDENT

5. Returned to Council Office with/without veto message on _____, 2021, at _____ o'clock ____m.
6. Reconsideration by Council (if vetoed):
On _____, 2021, the Council did/refused to adopt this ordinance after the Mayor-President's veto.
7. Returned to the Council Office without signature of Mayor-President (*unsigned*) on _____, 2021, at _____ o'clock ____m.

If not signed or vetoed by the Mayor-President, and ten days have elapsed since this ordinance was presented to him for action, same has been automatically approved.

CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on _____, 2021.